

**GOODLAND CROSSING HOMEOWNERS' ASSOCIATION
MEETING MINUTES**

August 1, 2023

7:00 p.m.

Board of Directors Attendees:

- Roger Dunning, President & Treasurer
- Donte Holder, Assistant President
- Veronica Ruiz, Assistant Treasurer
- Angela Baltimore, Communications Administrator
- Crystal A. Baltimore, Website Administrator
- Maxine Berry, Secretary

Welcome:

Angela Baltimore greeted and thanked all that were participating on the Zoom call and presented the order of the meeting.

Introduction of Board Members:

By way of communications on the website, it was noted that some of the homeowners did not know who the present board members were. Each board member introduced themselves and stated their position on the board.

Financial Update:

Veronica Ruiz provided an update of the financials as of June 30, 2023.

- Account balance to date - \$18,578.79
- Outstanding HOA dues balance - **\$24,548.70**

She also informed the participants on the call that financial reports which clearly identifies all expenses for the year are sent by out the board in the beginning of each year. Therefore, the financial report for 2023 can be expected in January 2024.

Importance of paying dues was addressed by Veronica who stated that the board have the responsibility to pay bills such as BGE, insurance and landscaping, etc. regardless of our account balance. It was also noted that it is a priority to always have a reserve of at least \$6,000 per year for snow removal if needed. Therefore, she expressed the importance of homeowners paying their dues as required by all.

Veronica noted that the board is self-contained and did not want to resort to turning the day-to- day operations over to a management company. Doing so would cause a greater financial burden to all homeowners. Dues are subject to increase significantly, and the possibility of special assessment payments can be added by the management company at any point at their discretion without notice.

There was an inquiry as to whether dues can be paid electronically. Veronica explained that electronical payment by PayPal is no longer an option due to tenant complaints regarding the associated cost for using it. Payments can be sent to the **GCHOA, PO Box 1615, Landover, MD 20785** or placed in the **GCHOA drop box located at 2573 Markham Lane, Landover, MD.**

Security Cameras:

There was a question as to why the board found a need for security cameras within the community. Deonte Holder stated cameras were installed to deter and be aware of unwanted activities such as prostitution, car theft and any damage done within the community. The cameras have captured damage to property, people checking car doors in the early morning hours and was reported to the police. Deonte stated that safety to all is the main priority at all times.

Parking:

There was a lengthy discussion regarding the revised parking initiative. The board openly and respectfully listened to all the concerns, and Deonte attempted to address the following concerns:

- ***Initial parking policy was done incorrectly and sent out without being notarized etc.:*** Deonte explained to the group that there are no “legal personnel” on the board and absolutely welcome anyone who would be willing to assist the board with the proper future handling of the parking policy or any future documents.
- ***Why the need for parking policy?*** There was a growing need to address the uncontrollable parking from the tenants in the apartment building. Cars as well as furniture was being dumped in the community. Several stolen cars have been reported and removed by the police department. Several communications have been sent to the management company of the apartment building with no response.
- ***Tow truck being in the area:*** The towing company is surveying the area only. They have been instructed by the board “that no cars are to be towed at this time and until we have finalized the parking policy.” It was agreed that the anticipated effective date would be September 15th which would allow more time for discussion by all.
- ***Why are the tenants at the top of the hill being singled out?*** No one area is being singled out. Whatever is done, is done throughout the entire community. For example, grass and snow removal is done for the entire community, not just certain sections of the community.
- ***I haven't received my parking sticker/hand tags:*** If you have not received your parking sticker or hang tag, please notify the board by way of the GCHOA website (goodlandcrossing@yahoo.com.)
- ***What if I want to have a party?*** It is not the board's intent to interfere with anyone's personal functions. This can absolutely be addressed.
- ***Frequency of Board Meetings:*** It was suggested that meetings are held more frequently. This suggestion was received and agreed to.

Tot Lot:

Roger reported that the Tot Lot is in need of repair. He will look into making repairs if the repairs are not too expensive.

Adjournment: The meeting was adjourned at 8:15 p.m.